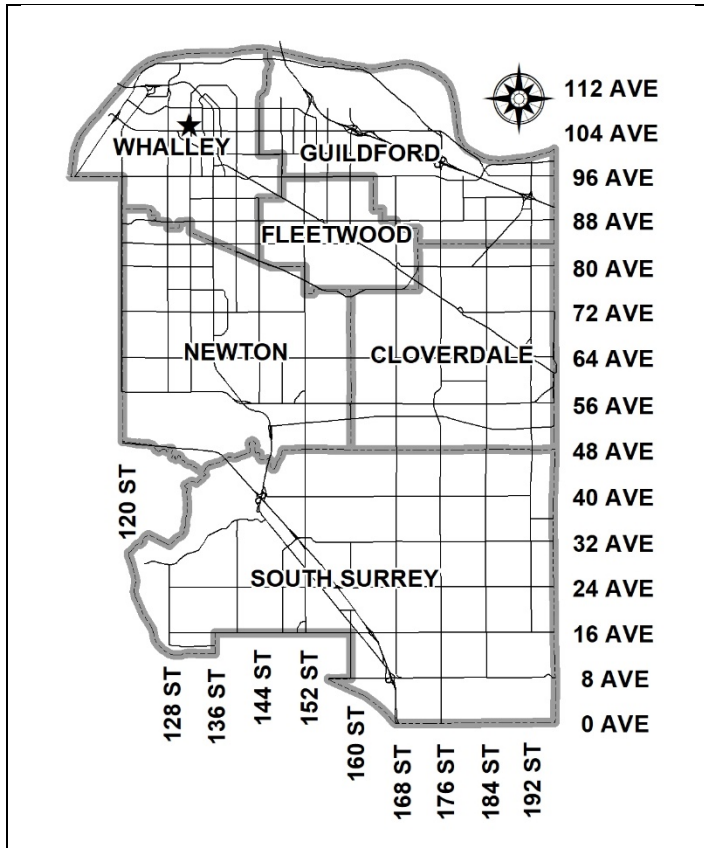


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0025-00

Planning Report Date: June 24, 2019



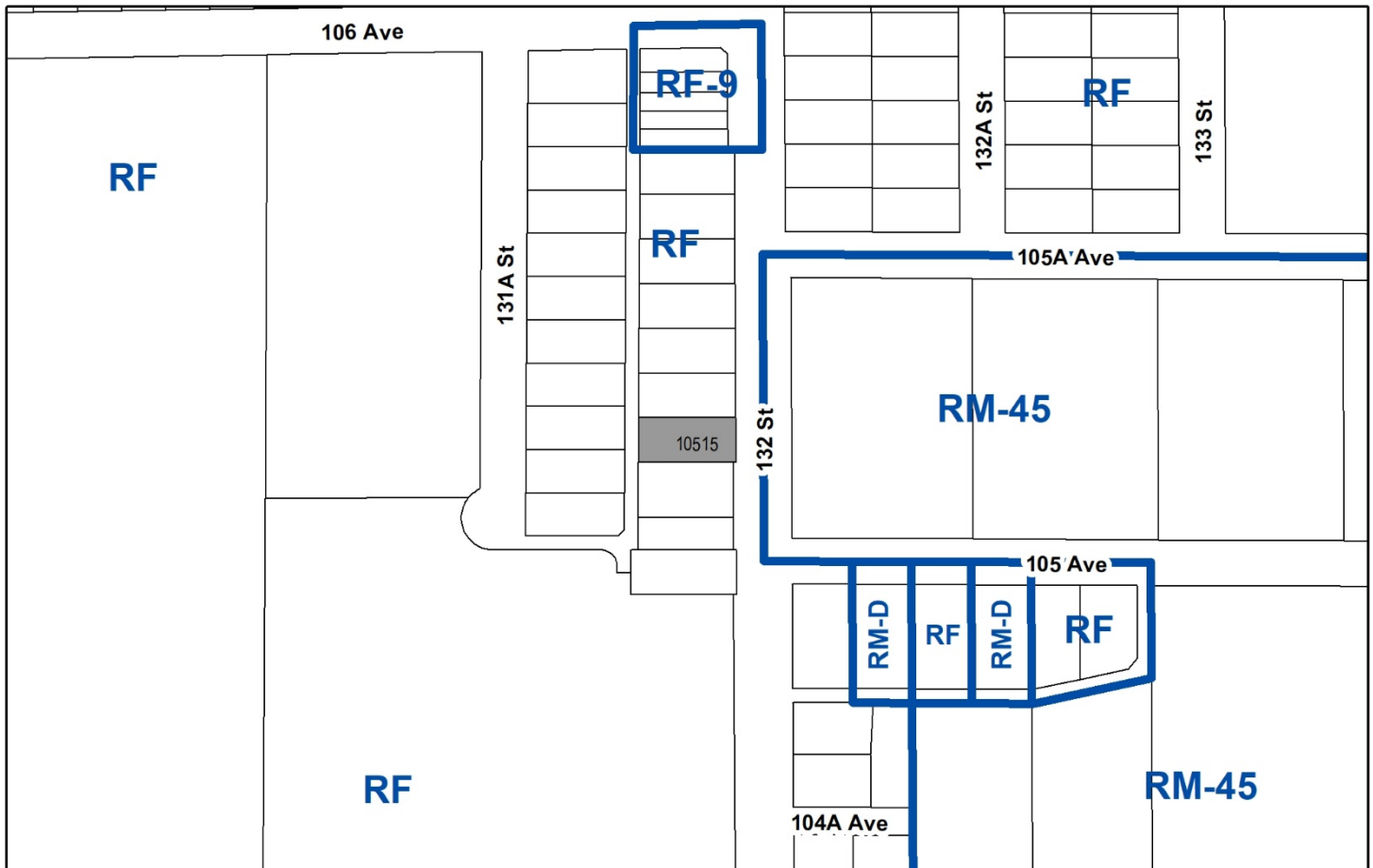
PROPOSAL:

- **Rezoning** from RF to RF-10
in order to allow subdivision into two (2) single family small lots.

LOCATION: 10515 - 132 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban Designation in the Official Community Plan (OCP).
- The proposed small single family lots are appropriate in this location at the edge of the City Centre and in close proximity to neighborhood amenities.
- The proposal is consistent with Development Application Nos. 7915-0101-00 to the north and 7917-0381-00 to the south of the subject application, which also propose rezoning from RF to RF-10 in order to facilitate small lot subdivisions. These applications have established the small lot pattern of development within the 10500 block on the west side of 132 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

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:**

1 Elementary student at K.B. Woodward Elementary School
1 Secondary student at Kwantlen Park School

(Appendix IV)

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

Parks, Recreation &
Culture:

Parks notes there may be boulevard trees that could be impacted by this subdivision.

SITE CHARACTERISTICS

Existing Land Use:

Vacant Single Family lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant (Proposed RF-10 rezoning and subdivision File No. 7915-0101-00, at Third Reading)	Urban	RF
East (Across 132 Street):	Three storey multiple residential dwelling	Multiple Residential	RM-45
South:	Single family dwelling to be retained and RF-10 lot as part of Application No.7917-0381-00, which is at Third Reading)	Urban	RF
West (Across lane):	Single family residential dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is 833 square-metre (8,966 sq. ft.) in size and 19.52 metres (64 ft.) wide and is located just west of the boundary of City Centre. The site is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned "Single Family Residential Zone (RF)". The applicant proposes to rezone the site to "Single Family Residential (10) Zone (RF-10)" in order to allow subdivision into two small single family residential lots.
- On May 2, 2016, Council approved a 5-lot " Single Family Residential (9) Zone (RF-9)" subdivision on the northern-most portion of the subject block.
- On July 29, 2013, the new RF-10 Zone was adopted to replace the RF-9 Zone for new single family small lot proposals (Corporate Report No. R19;2013).

- Development Application No. 7915-0101-00 immediately north of the subject property proposes rezoning from RF to RF-10 in order to facilitate subdivision into two (2) single family small lots. The minimum width of the RF-10 lots reflect similar lot widths to the subject application at 9.76 metres (32 ft.). This application is currently at Third Reading.
- Development Application No. 7917-0381-00 immediately south of the subject site proposes a partial rezoning from RF to RF-10 to facilitate subdivision into two (2) single family lots. The northern lot (lot 1) has a lot width of 9 metres (29 ft.) while the southern lot (lot 2) will have a 3.9 metre (12.8 ft.) wide Section 219 Restrictive Covenant for "no build" to accommodate future consolidation with the adjacent property to the south for potential rezoning and subdivision into two RF-10 zoned lots, continuing the pattern of small single family residential lots on 132 Street. This application is also currently at Third Reading.
- The proposed RF-10 zoning for the subject site has merits, given the small lot (RF-9) application approximately 120 metres (394 ft.) to the north and the two neighboring applications. The site is in close proximity to City Centre and neighbourhood amenities including Royal Kwantlen and Whalley Athletic Parks and two schools, KB Woodward Elementary and Kwantlen Park Secondary. Also, the subject property is approximately 200 metres (656 ft.) of a transit route on 104 Avenue.
- Based on the proposed subdivision layout (Appendix II), the applicant is proposing 2 lots with lot areas and dimensions indicated in the chart below. Both of the proposed lots exceed the minimum lot area, width and depth requirements of Type I and III interior lots of the RF-10 Zone:

	RF-10 Zone		Proposed Lots
	Type I Interior Lot	Type III Interior Lot	
Lot Area	291 m ² (3,130 ft ²)	324 m ² (3,488 ft ²)	388 m ² (4,176 ft ²)
Lot Width	9.7 m (32 ft.)	9 m (30 ft.)	9.76 m (32 ft.)
Lot Depth	30 m (98 ft.)	36 m (118 ft.)	39.73 m (130 ft.)

- The proposed lots have depths in excess of the minimum RF-10 Zone requirements. The rear lane access and excess lot depth will allow for appropriate off-street parking.

Road Dedication

- The subject property currently fronts 132 Street, an Arterial Road, which requires an additional dedication of 2.808 metres (9 ft.) to meet the Arterial Road Standard.
- The applicant will also be required to construct the rear lane to the Residential Standard.

Neighborhood Character Study and Building Scheme

- The applicant retained Mike Tynan, of Mike Tynan Consulting Ltd., as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to generally maintain consistency with the existing single family dwellings in the adjacent neighbourhood.

- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of the older, existing "West Coast Traditional", and "Old Urban" (circa 1950's – 1970's) style homes do not provide a suitable context for future redevelopment, "Neo-Traditional" and "Neo-Heritage" style homes provide suitable architectural types. The Design Consultant has proposed a set of building design guidelines that recommend updated design standards while maintaining a strong relationship with the adjacent homes (Appendix V).

Lot Grading

- Preliminary lot grading plans were prepared by Mainland Engineering Consultants Corporation. The plans were reviewed by staff and found to be acceptable.
- The applicant is proposing fill on lots 1 and 2 in addition to 0.6 metre high retaining walls at the side and front property lines. The rear lot corners are to meet existing grade, ensuring a smooth interface at the rear lane.
- Application No. 7912-0207-00 at the north end of the subject block set a precedent with retaining walls fronting 132 Street. As such, Planning is supportive of this trend extending south on the same block.
- The neighboring applications to the north (7915-0101-00) and the south (7917-0381-00) are also proposing low retaining walls along 132 Street.
- 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.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$2,000 for the two (2) proposed lots.

PRE-NOTIFICATION

- Pre-notification letters were sent February 21, 2018 and a development sign was installed on-site March 9, 2018. Staff did not receive any comments.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Beech Tree	2	0	2
Coniferous Trees			
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	2	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		2	
Contribution to the Green City Fund		\$1,600.00	

- The Arborist Assessment states that there is a total of 4 protected trees on the site, and no Alder and Cottonwood trees. It was determined that 2 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 4 replacement trees on the site. Since no replacement trees are proposed, the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600.00, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 2 trees are proposed to be retained or replaced on the site with a contribution of \$1,600.00 to the Green City Fund.
- City Tree No.'s 747 and 748 are proposed for retention, but Parks is concerned about potential impact to their health. As such, Parks will review impact to these trees as part of the detailed service review stage.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 17, 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 site is within an established neighborhood. • The proposed rezoning and subdivision complies with the Urban designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on both lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS) through Sediment Control Devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None Proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None Proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None Proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notifications letters were distributed to nearby property owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | 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 |

original signed by Ron Gill

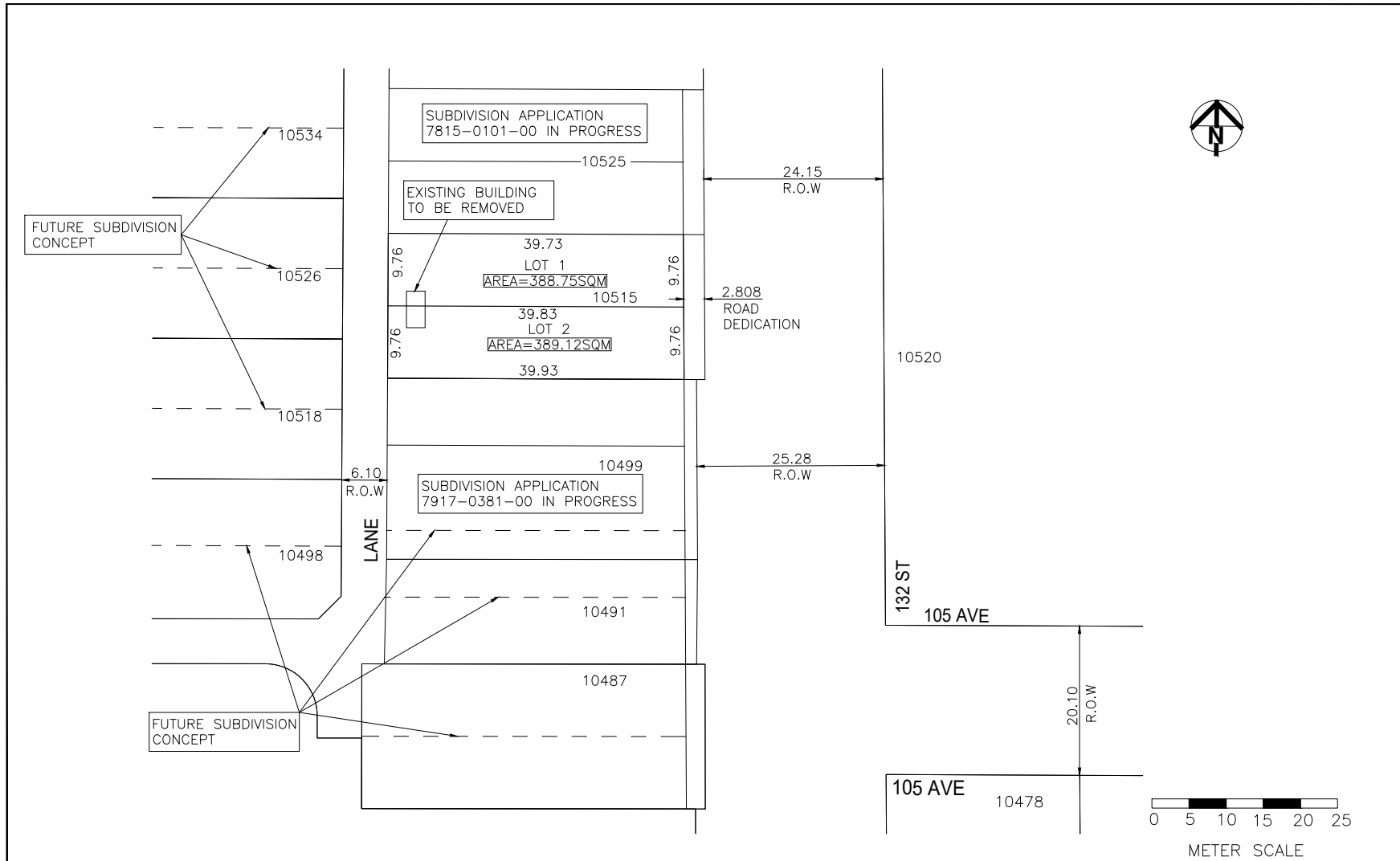
Jean Lamontagne
General Manager
Planning and Development

ELM/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.2058
Hectares	0.0833
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	9.76
Range of lot areas (square metres)	388.75 – 389.12
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	24uph & 9.72 upa
Lots/Hectare & Lots/Acre (Net)	25.70 uph & 10.40 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40.4%
Estimated Road, Lane & Driveway Coverage	11.6%
Total Site Coverage	52%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	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



NOTE: 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.	ZONING: EXISTING ZONING: RF PROPOSED ZONING: RF-10 SITE AREA GROSS SITE AREA: 833.00sqm.	<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>0</td> <td>18/01/18</td> <td>AD</td> <td>RM</td> <td>ISSUED FOR REVIEW</td> <td> </td> </tr> <tr> <td>NO</td> <td>17/01/00</td> <td>DRN</td> <td>CH</td> <td>REVISION</td> <td> </td> </tr> </table>													0	18/01/18	AD	RM	ISSUED FOR REVIEW		NO	17/01/00	DRN	CH	REVISION		MAINLAND ENGINEERING DESIGN CORPORATION UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION 2 LOT SUBDIVISION #10515 132ST, SURREY, B.C. DWG. NAME PRELIMINARY LAYOUT PLAN	SEAL SCALE N.T.S. DESIGNED AD DRAWN AD CHECKED RM APPROVED AB	SURVEY PROJECT NO. MAINLAND PROJECT NO. C-1820 DATE 18/01/18	DRAWING NO. 1 OF 1 REV. 0
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NO	17/01/00	DRN	CH	REVISION																											

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 10, 2019** PROJECT FILE: **7818-0025-00**

RE: **Engineering Requirements
Location: 10515 132 Street**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- dedicate 2.808 metres for ultimate road allowance from centerline for 132 Street, and register a 0.5 metre SRW along property line

Works and Services

- construct west side of 132 Street to City Centre Standard for the site frontage
- build 6.0 metre wide lane for the site frontage
- extend storm sewer in the lane to the site frontage
- install onsite storm water detention and low impact development features
- provide water, storm and sanitary service connections to each lot

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Services Manager

KMH



Planning

June 13, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0025 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

K.B. Woodward Elementary	
Enrolment (K/1-7):	77 K + 555
Operating Capacity (K/1-7)	38 K + 396
Kwantlen Park Secondary	
Enrolment (8-12):	1432
Capacity (8-12):	1200

School Enrolment Projections and Planning Update:

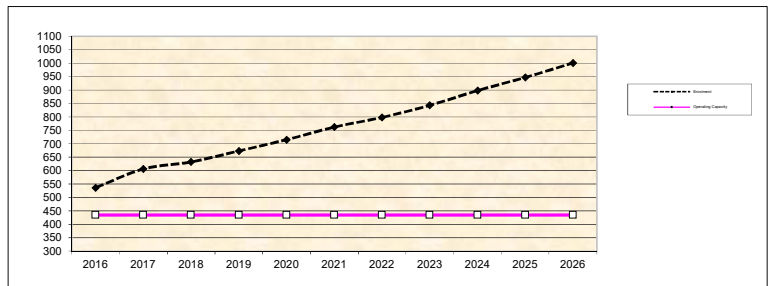
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 138% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. As for September 2018, there are currently 8 portables on site used for enrolling space. Any immediate future growth will need to be addressed by bringing on portables.

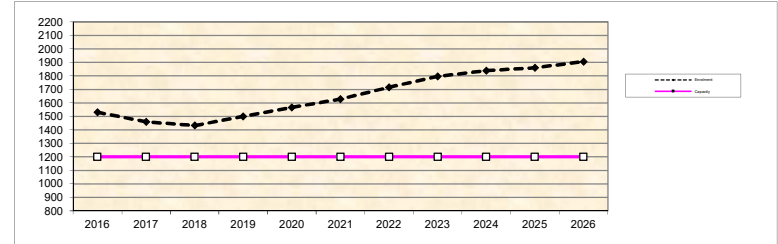
There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall. As of March 2019, the Ministry of Education approved funding to prepare a feasibility study to build a 200 capacity addition at this site to relieve the short term pressure at the school.

As of September 2018, Kwantlen Park Secondary is currently operating at 119% with 11 portables on site used for enrolling classes. As part of the 2019/2020 Five Year Capital Plan submission, the District is requesting a 300 capacity addition to relieve enrolment pressure in the catchment. The Ministry has not approved any funding for this project.

K.B. Woodward Elementary



Kwantlen Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 18-0025-00
Project Location: 10515 - 132 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

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

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

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

There is a new application (Surrey project 17-0381-00) adjacent to the south side of the subject site, comprising one RF lot and one RF-10 lot. The building scheme for this site can provide "regulations context" for the subject site.

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

- 1) **Context Homes**: Only the five RF-9 homes described above can be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes, or should exhibit a level of compatibility with this neighbourhood as determined by the design consultant. Regulations context will be provided by the building scheme for the adjacent site to the south.
- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include “Neo-Traditional”, “Neo-Heritage”, and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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 RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos are all one storey high, which is a suitable specification for the proposed RF-10 lots. This will ensure there is not proportional overstatement of this one element.
- 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 RF-10 zone developments.
- 7) **Roof surface** : Roof surfacing materials used in this area include asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF-10 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 site is located along 132 Street, a busy arterial. The character is old urban circa 1950 - 1970, and the style of most homes can be described as "West Coast Traditional" or "Old Urban". Homes include small simple Bungalows, small Split Level homes, and box-like Basement Entry and Cathedral Entry homes. Roof slopes range from flat to 5:12, and roof surfaces include asphalt shingles (dominant) and tar and gravel. Wall cladding materials include stucco, vinyl and cedar. Trim and detailing standards are modest. On the east side of 132 Street opposite the subject site is "Regency Court" a three storey box-like multifamily site (RM-45 zone) with flat roof. Six lots north of the subject site are five new RF-9 zone homes under construction. These are all 22 foot wide, 1700 sq.ft. "Neo-Heritage" and "Neo-Traditional" style Two-Storey homes with detached rear garages. These homes meet modern standards with respect to balance and massing. Roof slopes range from 8:12 to 10:12, and the roofs are surfaced with asphalt shingles. The homes are clad in vinyl, with Hardiplank, wood shingles, and Hardipanel feature areas at the front.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

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

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Noise Mitigation: Due to the proximity of the dwellings to 132 Street, a busy arterial, noise mitigation measures including triple glazed windows, resilient metal channels, and 2x6 walls with min R-20 insulation will be required.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 4, 2018

Reviewed and Approved by:  Date: March 4, 2018

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Total	0	0	0
(excluding Alder and Cottonwood Trees)			
Deciduous Trees			
Beech Tree	2	0	2
Coniferous Trees			
Western Redcedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	2	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		2	

City Trees

There are 2 newly planted City trees. These trees will be protected. See protection measures next page. There is a cedar hedge that is not in good condition along 132nd Street. The trees will be impacted by services, construction so I am recommending the trees be removed. The parks Department will need to agree with the removals.

Drawings

A Tree Removal and Retention Plan drawing is attached as Appendix 3. The drawing plots all trees proposed for retention, removal, their Protection Zones and protection fencing in relation to the proposed layout.

Replacement Trees

4 replacement trees are required. Lots less than 340m² do not require replacement trees. These lots are the same size as the new lot at 10499 132nd Street and the City said no trees could be planted on that lot.

TREE PROTECTION MEASURES

Tree Protection Fencing

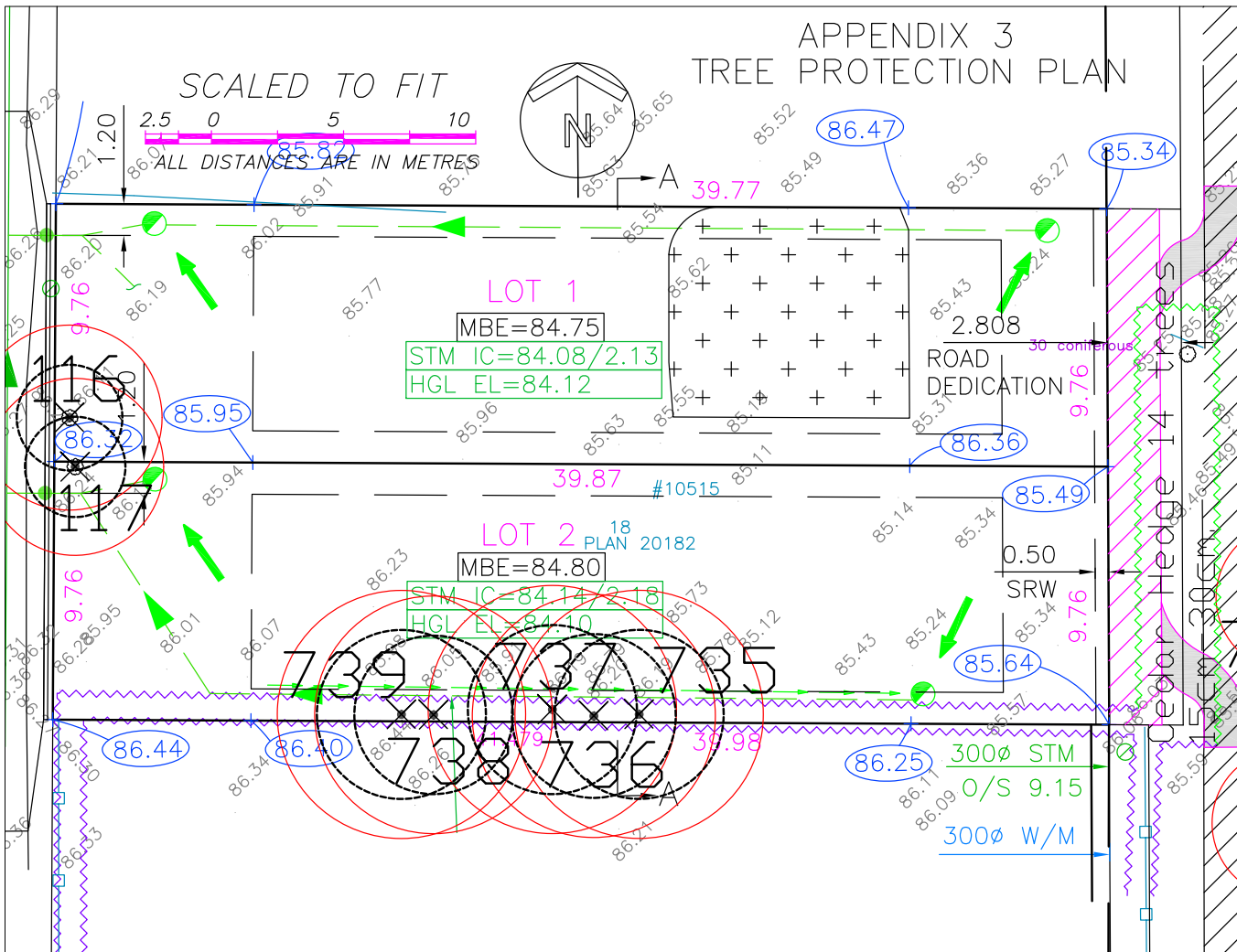
Robust Tree Protection Fencing is required around all retained trees prior to construction beginning and remaining through the duration of construction. The City of Surrey requires that this fencing be installed outside the Protection Zones of all retained trees. The fencing must be installed the following minimum distance from the outside of the trunk of the retained trees.

TREE PROTECTION FENCING				
Minimum Radial Distance from outside of trunk				
#	Type	DBH	Metres	Feet
747	Beech	4cm	1.2m	3.9ft
748	Beech	5cm	1.2m	3.9ft

APPENDIX 3 TREE PROTECTION PLAN

SCALED TO FIT

2.5 0 5 10
ALL DISTANCES ARE IN METRES



TREE PROTECTION FENCING

Minimum Radial Distance from
outside of trunk

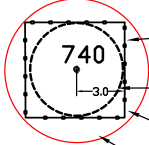
#	Type	DBH	Metres	Feet
747	Beech	4cm	1.2m	3.9ft
748	Beech	5cm	1.2m	3.9ft

TREE INVENTORY

#	Type	Action	DBH	TPZ
116	Western Redcedar	Remove	31cm	1.9m
117	Western Redcedar	Remove	30cm	1.8m
735	Douglas Fir	Will be removed	50cm	3.0m
736	Douglas Fir	Will be removed	48cm	2.9m
737	Douglas Fir	Will be removed	50cm	3.0m
738	Douglas Fir	Will be removed	47cm	2.8m
739	Douglas Fir	Will be removed	50cm	3.0m
747	Beech	Retain	4cm	1.2m
748	Beech	Retain	5cm	1.2m

DBH-trunk diameter, TPZ-protection zone

TREE PROPOSED FOR RETENTION



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
FENCING DIMENSIONS IN METRES
PROTECTION FENCING
NO BUILD ZONE (NBZ)

LEGEND
TREE PROPOSED FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

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10515 132nd Street, SURREY, BC

TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

April 18, 2018